

RONALD W. JAMES, AND WIFE,)
JUDY P. JAMES,)
GRANTORS)

TO)

WARRANTY DEED

RONALD W. JAMES, JR., AND)
WIFE, MELISSA A. JAMES,)
GRANTEES)

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RONALD W. JAMES, AND WIFE, JUDY P. JAMES, do hereby sell, convey and warrant unto RONALD W. JAMES, JR., AND WIFE, MELISSA A. JAMES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 1, Ronnie James 2-Lot Subdivision, located in Section 2, Township 2 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 93, Page 42, in the Chancery Court Clerk's office of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision, and health department regulations in effect in DeSoto County, Mississippi. Further subject to Ingress/Egress Easement to Ronald W. James, and wife, Judy P. James, of record in Book 83, Page 621; Right of Way & Easement to Texas Gas Transmission Corp. of record in Book 37, Page 25, Book 46, Page 134 and Book 60, Page 386, all in the Chancery Court Clerk's office of DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and building lines and Limitations and Exclusions on plat as recorded in Plat Book 93, Page 42, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for the year 2005 are to be paid by Grantors, and possession is to be given with delivery of this deed.

WITNESS OUR SIGNATURES, this the 2nd day of Sept, 2005.


RONALD W. JAMES


JUDY P. JAMES

Grantor's address

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named, Ronald W. James, and wife, Judy P. James, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 7th day of Sept., 2005.

Ryan J. Foster
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES MARCH 12, 2008

Grantors Address:
7361 Nail Road
Walls, MS 38680

Phone: Res.- 662-781-0025
Bus.- Same

Prepared By:

Nowak & Neyman, P.C.
170 West Center St.
Hernando, MS 38632
662-429-7888

Grantees Address:

7365 NAIL ROAD
WALLS, MS 38680

Phone: Res.- 662-781-0163
Bus.- SAME

